155.0	0006	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,900 / 817,900
					USE VALUE:	817,900 / 817,900
					ASSESSED:	817,900 / 817,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALLICE JOSEPH C/ETAL
Owner 2:	HALLICE MARY E
Owner 3:	
Street 1:	200 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Clapboard Exterior and 1819 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4795.000	366,400	400	451,100	817,900
Total Card	0.110	366,400	400	451,100	817,900
Total Parcel	0.110	366,400	400	451,100	817,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.64 /Parcel: 449.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103499

GIS Ref

GIS Ref

Insp Date 01/20/18

!12190!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,400	400	4,795.	451,100	817,900		Year end	12/23/2021
2021	101	FV	344,600	400	4,795.	451,100	796,100		Year End Roll	12/10/2020
2020	101	FV	344,600	400	4,795.	451,100	796,100	796,100	Year End Roll	12/18/2019
2019	101	FV	285,400	400	4,795.	422,900	708,700	708,700	Year End Roll	1/3/2019
2018	101	FV	285,400	400	4,795.	349,600	635,400	635,400	Year End Roll	12/20/2017
2017	101	FV	285,400	400	4,795.	321,400	607,200	607,200	Year End Roll	1/3/2017
2016	101	FV	285,400	400	4,795.	293,200	579,000	579,000	Year End	1/4/2016
2015	101	FV	253,200	400	4,795.	287,600	541,200	541,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:07:26

LAST REV

Date	Time
04/09/18	12:16:36
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EATON RAYMOND	26492-569		7/15/1996		215,000	No	No	Y	

USER DEFINED

Prior Id # 1:	103499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Entry Denied	372	PATRIOT
4/4/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/24/1999	Entry Denied	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4795		Sq. Ft.	Site		0	80.	1.18	9									451,079						451,100	

Total AC/HA:	0.11008	Total SF/SM:	4795	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	451,079	Spl Credit		Total:	451,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21881282
Const Adj.:	1.00289965
Adj $ / SQ:	165.017
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450085
Depreciation:	83716
Depreciated Total:	366369

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

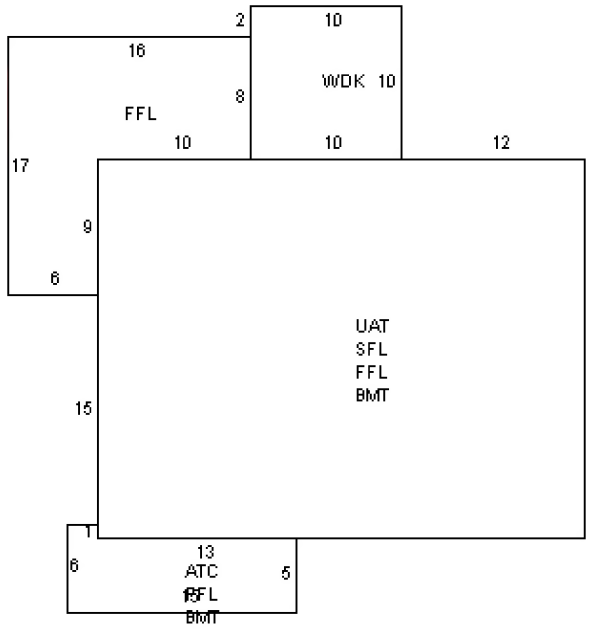
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.02
Special Features:	0	Val/Su Net:	121.20
Final Total:	366400	Val/Su SzAd	198.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,059	165.020	174,753
BMT	Basement	877	49.510	43,416
SFL	Second Floor	760	165.020	125,413
UAT	Upper Attic	200	66.010	13,201
WDK	Deck	100	16.050	1,605
ATC	Attic	27	165.020	4,447

Net Sketched Area:	3,023			Total:	362,835
Size Ad	1845.95	Gross Area	3713	FinArea	1819

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0006-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	F	FR	1990	5.40	T	29	101			400			400
2	Frame Shed	D	Y	1	8X9	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc